

# *APPROVED*

## *City of York Planning Commission May 23, 2019 Minutes*

### Members present:

Chairperson Wendy Duda  
Arthur Lowry  
Ron Parrish  
Maria Duncan  
Francine Mills

### Members absent:

Myra Strickland

### Others present:

Planning Director Breakfield  
Zoning Administrator Blackston  
Council member Bradford  
Lee Broom  
Betty Cook  
Betty Singletary  
Gretchen McCarter  
(see sign in sheet)

Chairperson Wendy Duda called the meeting to order at 4:00 pm.

**The first item of business** was approval of the draft Minutes from the April 23, 2019 meeting. Upon a Motion by Maria Duncan, seconded by Wendy Duda, the Commission unanimously approved the draft Minutes as submitted.

**The second item of business** was a rezoning application for a property at the corner of Alexander Love Highway and Highway 5.

Planning Director Breakfield indicated the following regarding the application:

1. The subject property was originally a portion of the Olde York Square PUD.
2. The Olde York Square PUD vested rights have expired with the zoning reverting back to R15 – Restricted Residential zoning.
3. Representing Mrs. Cook, Lee Broom requested that the property referenced by tax map # 0700101069 be rezoned to HC – Highway Commercial.
4. The Planning Commission (PC) needs to make a recommendation on the matter to City Council.
5. The future land use map calls for intersections around Alexander Love Highway to have mixed use zoning.

Upon a Motion by Arthur Lowry, seconded by Maria Duncan, the Commission unanimously recommended that the property be zoned back to the original PUD classification as long as the other property owners in the original PUD agreed with the recommendation. The Planning Commission did not feel comfortable rezoning to Highway Commercial without feedback from the surrounding property owners.

**The third item of business** was consideration of a proposed townhome development on South Pacific Avenue.

Planning Director Breakfield indicated the following regarding the application:

1. A conceptual drawing for a proposed townhome development has been submitted for the property referenced by tax map # 0700803108.
2. The project must be reviewed through the special exception process via the Board of Zoning Appeals (BZA). To date, the special exception application has not been submitted.
3. City staff has reviewed the submitted information and sent project comments to the applicant.
4. Ultimately, the PC will need to review the proposal and staff comments and then make a recommendation to the BZA.

By affirmation, the Planning Commission recommended that the application once submitted should include overflow parking and the density should not be greater than that approved for Independence Park.

**The fourth item of business** was discussion of rezoning/text amendment and annexation of property near Sharon Road for a solar farm.

Planning Director Breakfield indicated the following regarding the application:

1. The applicant ultimately desired to rezone and annex property referenced by tax map # 2960000012, rezone property referenced by tax map # 0701207001, and revise the City Zoning Ordinance to conditionally allow solar farms.
2. The applicant provided information for discussion only with a completed application to be submitted in the near future.

After discussion, the applicant indicated that he would work on the application and submit in the near future.

**The fifth item of business** was discussion of the final draft of the Comprehensive Plan.

It was noted that a Public Hearing to review the information would be held on Thursday, May 30<sup>th</sup> at 6:00 pm at York City Hall.

**The sixth item of business** was review of submitted plat exemption for East Liberty Street. The Planning Commission received the information as information only.

There being no further business, the meeting was adjourned at 6:00 pm.

Respectfully submitted,

C. David Breakfield, Jr. MCP, AICP  
Planning Director

cc: File – Planning Commission 5-23-19